

City of Atlantic Beach
**Land Development
Regulations Re-Write**

Citizens' Workshop #1

July 11, 2018

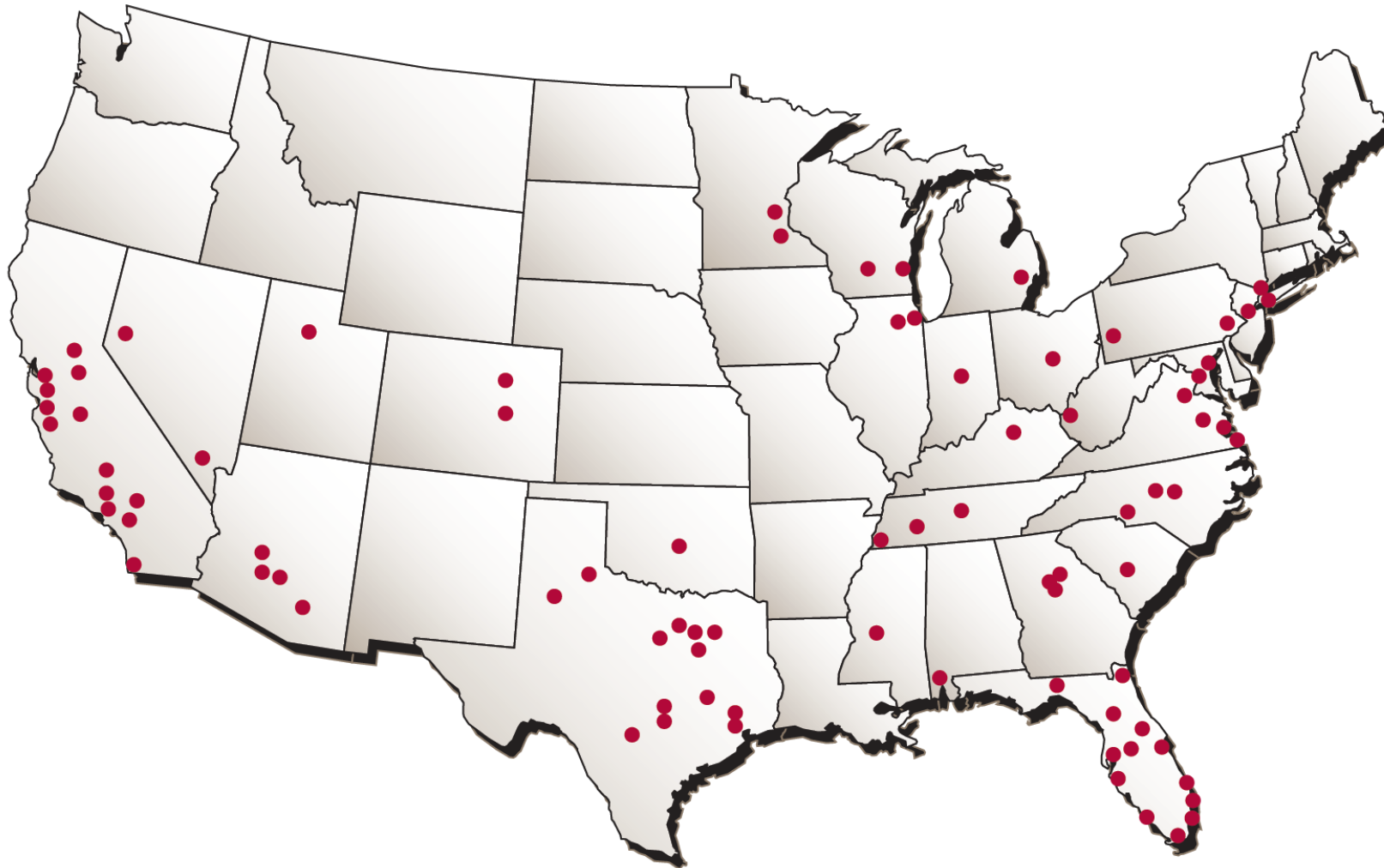


1

Corporate Overview



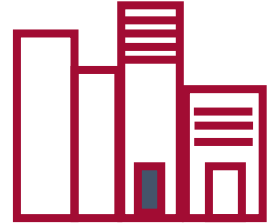
Kimley-Horn Nationwide



San Juan, Puerto Rico

84

OFFICES



3000+

PROFESSIONALS

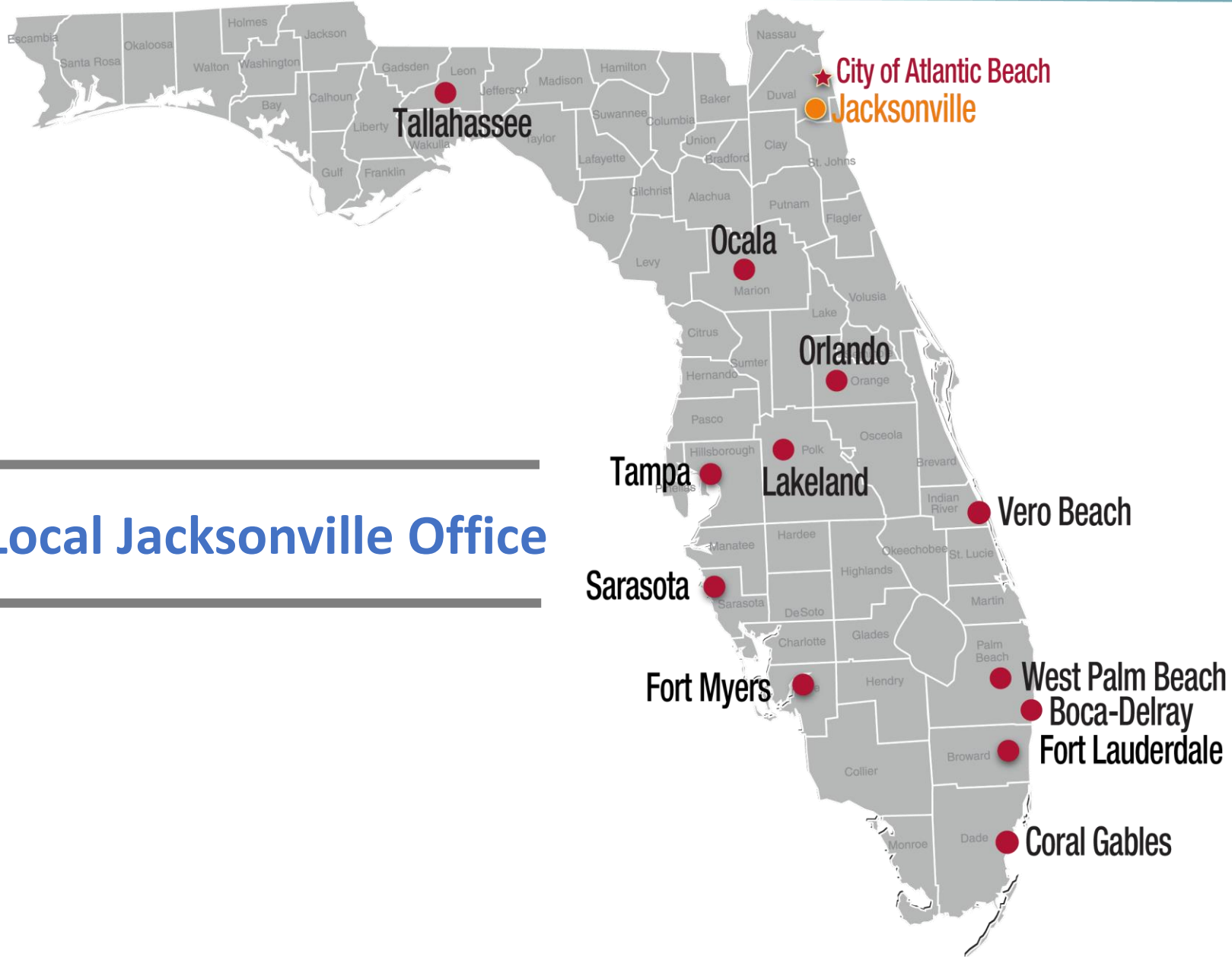


70+

PLANNERS



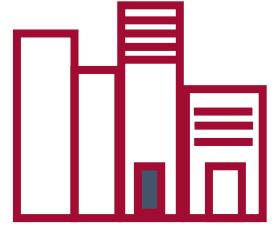
Kimley-Horn Florida



Local Jacksonville Office

13

OFFICES



600+

PROFESSIONALS



16

PLANNERS

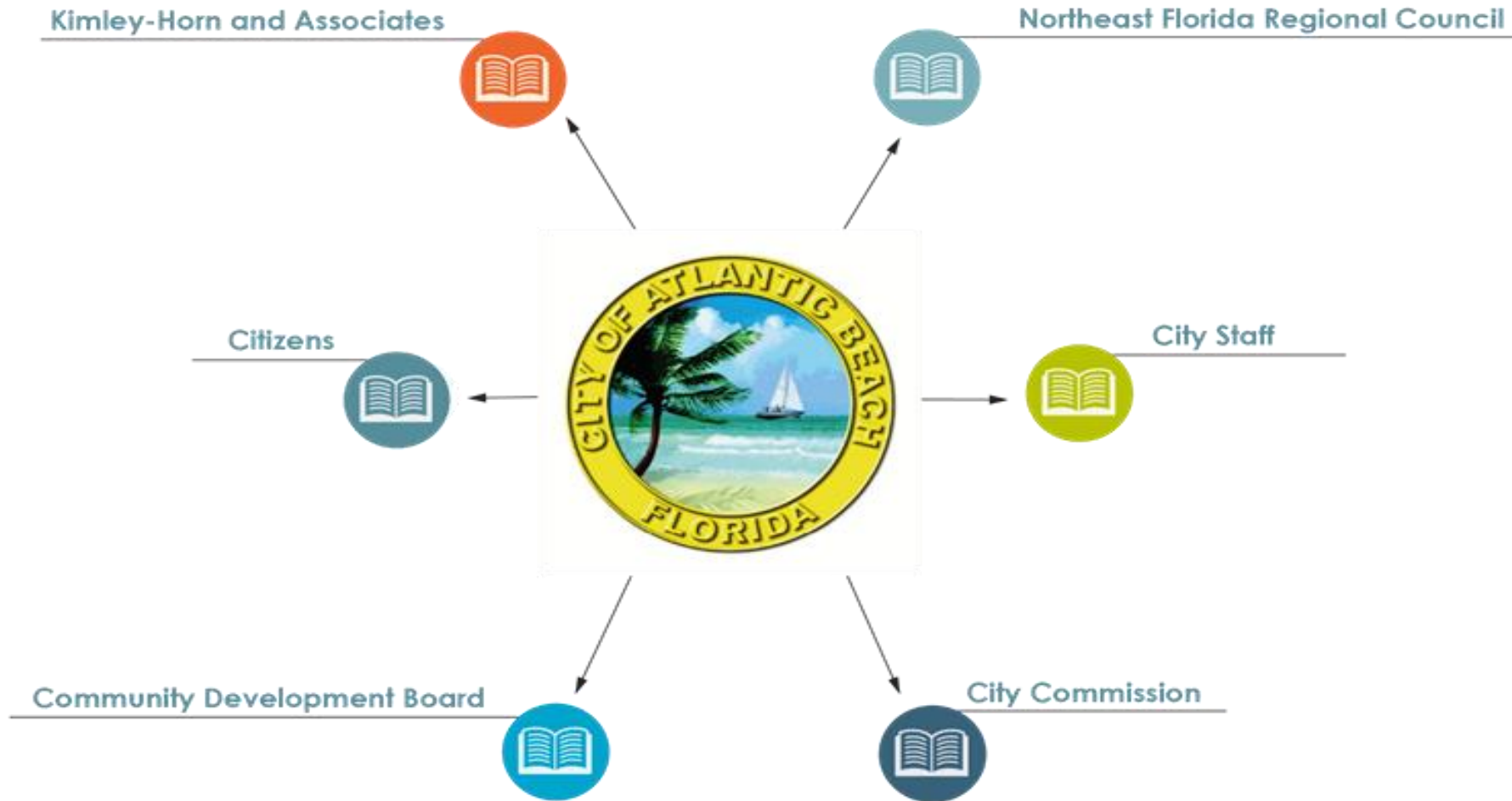


A close-up photograph of two hands shaking in a firm grip. The hand on the left is wearing a blue long-sleeved shirt, and the hand on the right is wearing a light blue long-sleeved shirt. The background is blurred, showing what appears to be an office or meeting environment.

2

City of Atlantic Beach LDR Team

City of Atlantic Beach LDR Re-Write Team



3

City of Atlantic Beach LDR Project

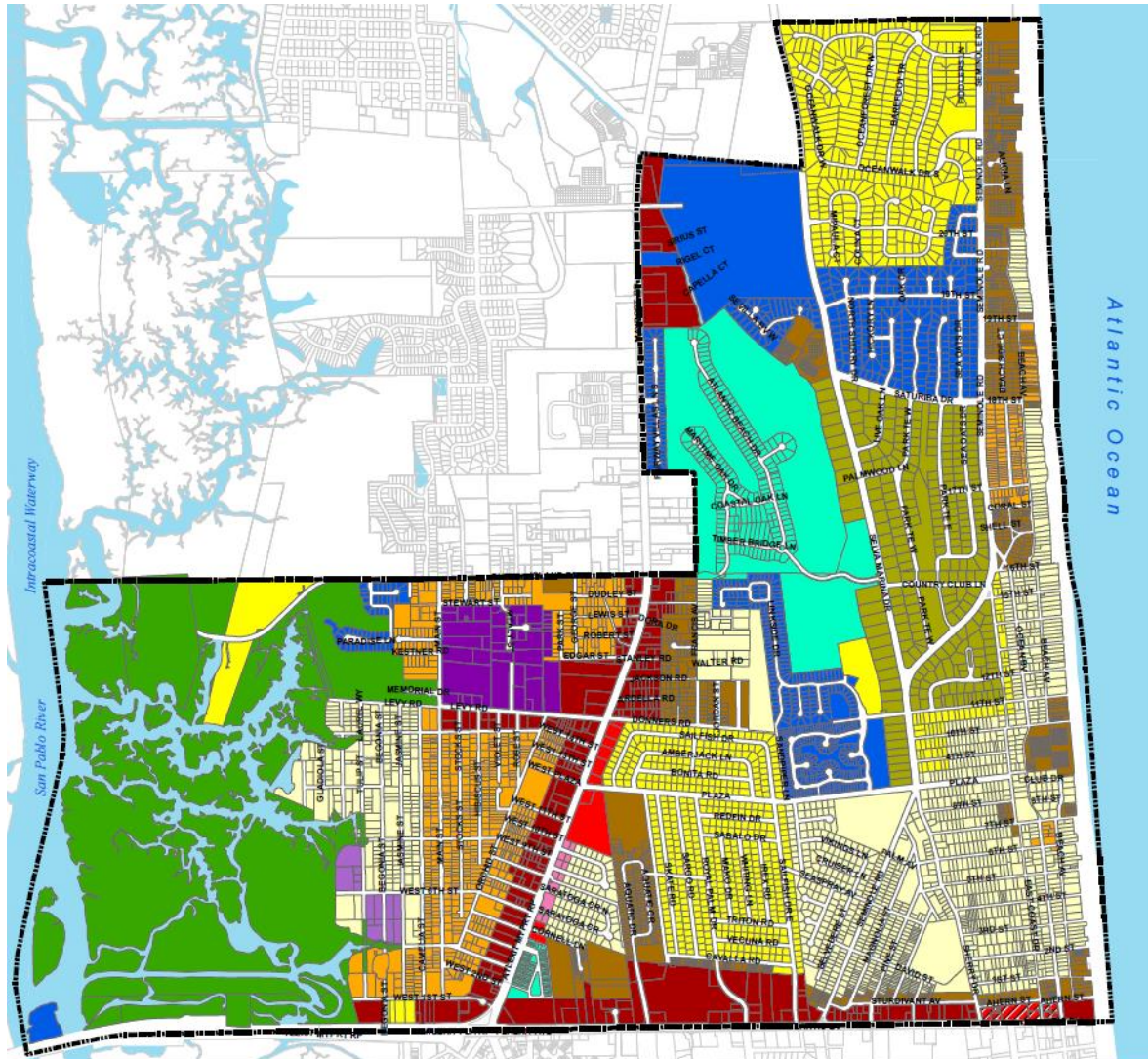


What are Land Development Regulations?

- Implementation document to meet the City's Vision
- Must be consistent with the Comprehensive Plan
- Contain specific standards
 - Zoning
 - Subdivision regulations
 - Resource protection



Zoning 101



City of Atlantic Beach Official Zoning Map

Depicting Amendments Through
Ordinance Number 90-18-232



Zoning Districts

	CON Conservation
	RS-L Residential, Single-Family, Large Lots
	RS-1 Residential, Single-Family
	RS-2 Residential, Single-Family
	RG Residential, General, Two-Family
	RG-M Residential, General, Multi-Family
	PUD Planned Unit Development
	SPA Special Planned Area
	CPO Commercial, Professional Office
	CL Commercial, Limited
	CG Commercial, General
	CBD Central Business District
	LIW Light Industrial & Warehousing
	SP Special Purpose

0 1,000 2,000 4,000 Feet



- Separates land into districts
- Defines permitted, conditional and special uses
- Specifies density, lot coverage, open space, impervious surface limits, landscaping, parking & loading requirements

What are we trying to accomplish?

- Respect community character and history
- Efficient use of land
- Innovation in land development
- Transportation options
- Protection of the environment
- Mix of land uses



————— CREATE A SENSE OF PLACE —————

4

User-Friendly LDRs

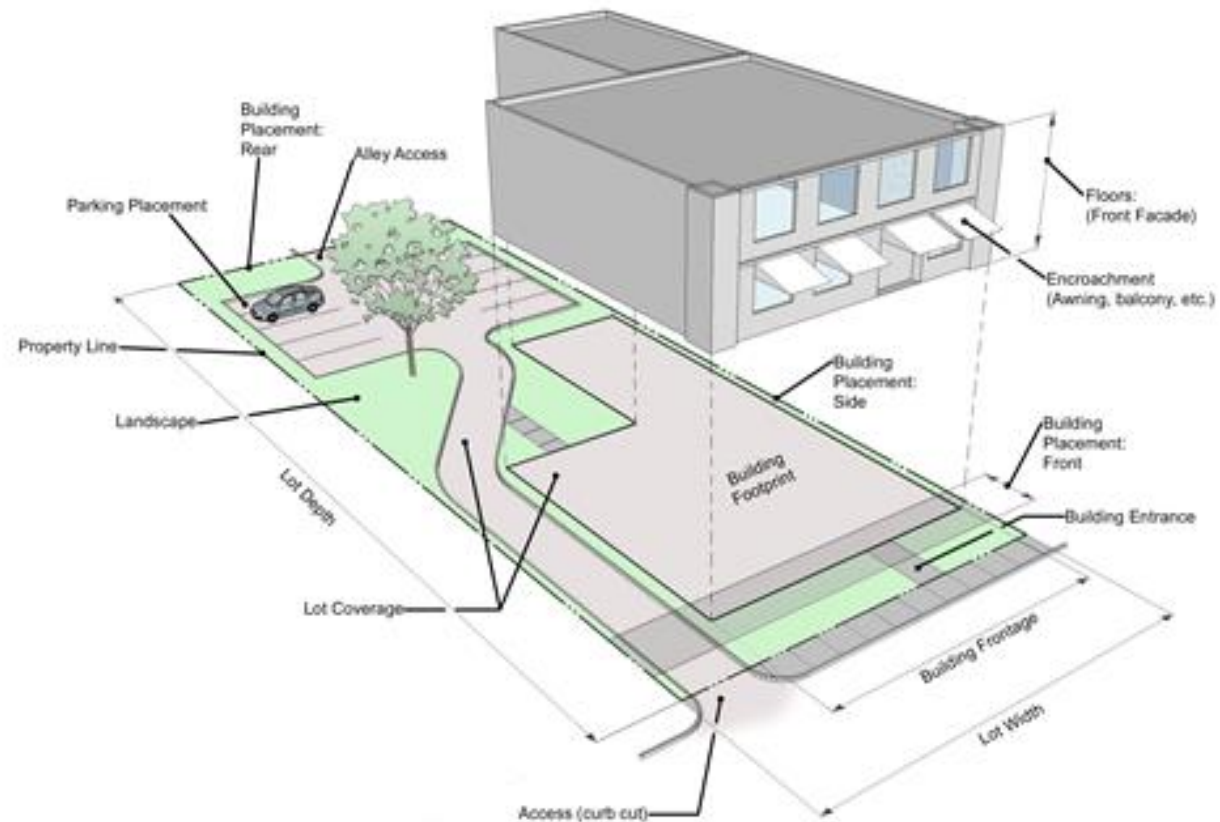


Overall Objective



PUBLISH THE STORY

- Code Strategies
- Innovative to guide quality and character
- Attractive to new investment
- Ease of use and administration
- Clear and predictable



User-Friendly LDRs



- Master Permitted Use Table
- Intuitive organization
- In-text links, icons, and buttons

————— **Make it easy to:** —————
Understand – Use – Plan

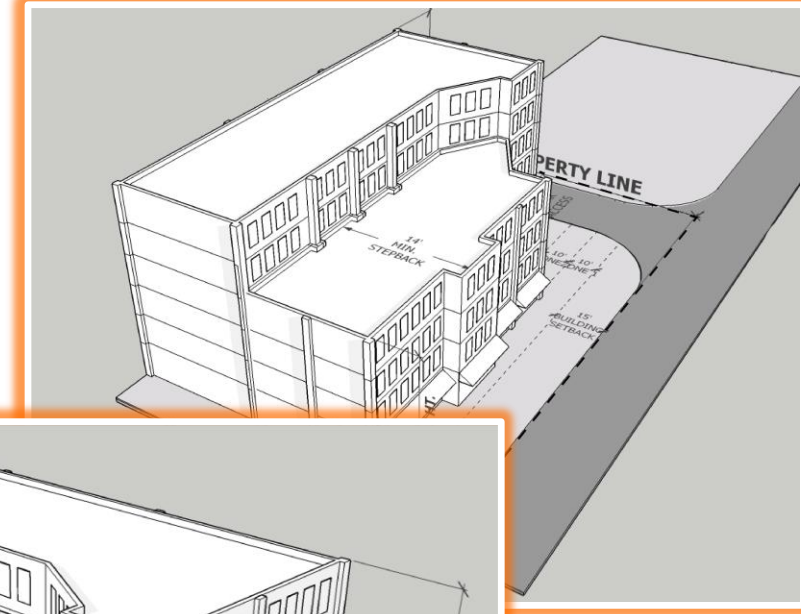
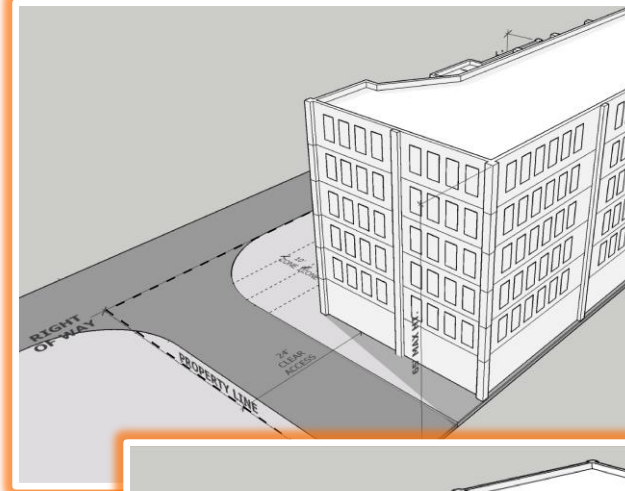
Innovative Ideas

(1) Building height shall be correlated to the scale of the street along which it faces and shall encourage a comfortable pedestrian-oriented environment.

a. The standard building height for projects shall be up to four stories or 45 feet.

b. Increased building heights above four stories or 45 feet may be considered up to six stories or 65 feet if height-increasing measures such as a building setback (as illustrated in Figure 2 and Figure 2a) or setbacks are proposed and approved by the community appearance board. Buildings exceeding 45 feet shall provide a setback of at least 14 feet along all sides facing a public roadway.

c. Increased building heights above 65 feet may be considered pursuant to a Planned Development (PD) approved by the city council on a case-by-case basis and shall provide additional setbacks of at least 14 feet for each four stories above 45 feet or heights above 45 feet.



5

How Can You Help?




Public Involvement

- Engage and work with you – the citizens
- Develop strategic and innovative solutions that implement the City's Vision



How You Can Help

- Provide input through the website
- Stay up-to-date on meetings & progress
- Tell your family and friends



City of Atlantic Beach


Land Development Regulations Update

Contacts

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(904)279-0880

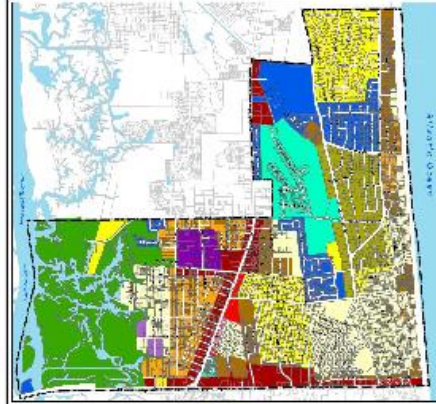
Mark Shelton, AICP
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(904)252-3900



Welcome

Welcome to the City of Atlantic Beach Land Development Regulations (LDR) Rewrite website developed specifically to provide assistance during the City's revision process. Along with the Northeast Florida Regional Council (NEFRC) and Kimley-Horn and Associates, Inc. (KHA), the City of Atlantic Beach is rewriting their LDR's to update, simplify, modernize and improve this document, which is used to regulate all development within City limits. Please use this site to stay up-to-date with the project's progress and to provide the much-needed feedback necessary to complete this rewrite process.

Project At-A-Glance



**City of Atlantic Beach
Official Zoning Map**

Zoning Districts

- DDM Comprehensive
- HD-1 Neighborhood District
- HD-2 Neighborhood District
- RD-1 Rural District
- RD-2 Rural District
- RD-3 Rural District
- RD-4 Rural District
- RD-5 Rural District
- RD-6 Rural District
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- RD-100 Rural District

What are LDR's?

Project Schedule

Project Resources

Current (Approved)
Land Development
Regulations



City Charter

Comprehensive Plan


Draft LDR's

- July 2018
- November 2018

Contact Us



Provide Feedback

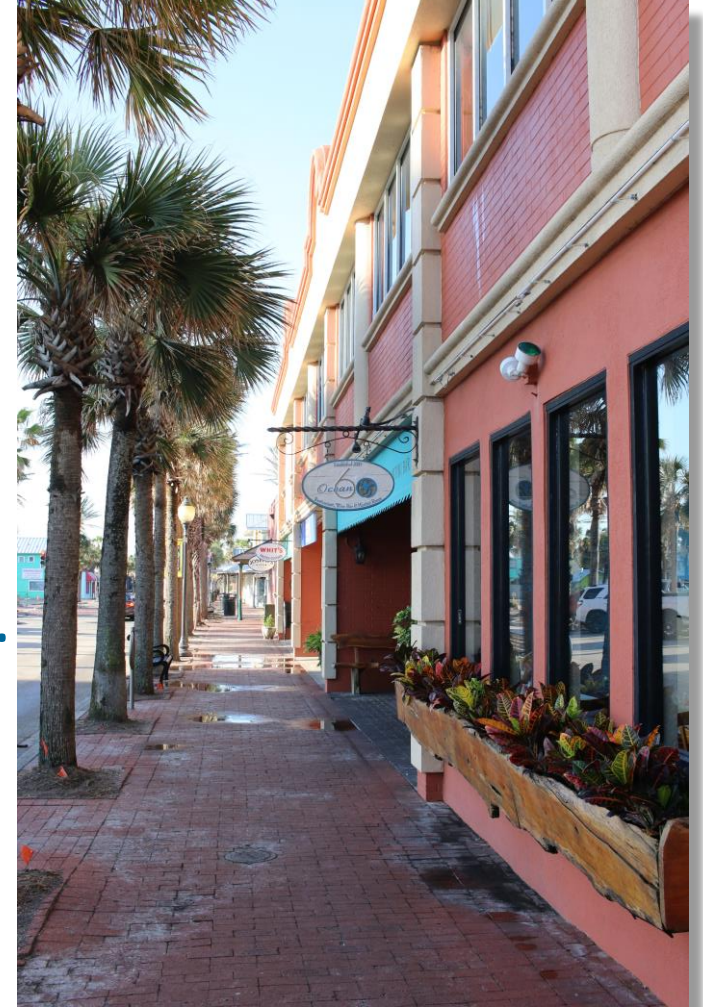


Public Workshops and Hearings



Tentative Schedule – All Meetings at City Hall

- Citizen Workshops, 5:30 p.m.
 - July 11, 2018
 - November 13, 2018
 - March 13, 2019
- Community Development Board Workshops, 6:00 p.m.
 - July 17, 2018
 - November 20, 2018
 - March 19, 2019
 - May 21, 2019 (Hearing)



Public Workshops and Hearings

Tentative Schedule – All Meetings at City Hall

- City Commission Workshops/Hearings, 4:30 p.m.
 - July 23, 2018
 - November 26, 2018
 - March 26, 2019
 - July 22, 2019 (Hearing)
 - August 26, 2019 (Hearing)



Contact Us

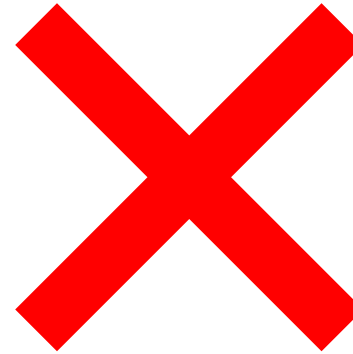
Call or Email:

- Brian Teeple, North East Florida Regional Council
 - BTeeple@nefrc.org
 - 904-279-0880
- Mark Shelton, Kimley-Horn
 - Mark.Shelton@kimley-horn.com
 - 904-828-3900
- Shane Corbin, City of Atlantic Beach
 - SCorbin@coab.us
 - 904-247-5817



What Is NOT Part of This Project?

- Recent Ordinances:
 - Medical Marijuana
 - Gas Stations
 - Public Noticing
 - Mayport Overlay
- Signage
- Tree Ordinance



What IS Part of This Project?



- Chapter 24 of the Code of Ordinances (Land Development Regulations)

Examples

- Definitions
- Administration of the Code
- Stormwater & Drainage
- Required Yards and Permitted Projections
- Zoning Districts
 - Permitted Uses
- Parking requirements for commercial uses
- Overall ease of use/reference



We Want to Hear from You!

